



## Park Way, Knaresborough Asking Price £350,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A significantly extended detached house enjoying a private lawned garden with single garage, and set within this much sought after location, ideal for young and mature families.



## Accommodation

A significantly extended detached house requiring some modernisation and upgrading, set within one of Knaresborough's most sought after locations and certain to be of interest to families and DIY enthusiasts.

Internally the property is entered via a uPVC framed double glazed front door into a reception hall with a staircase leading to the first floor accommodation. The hall includes a single radiator, and gives access to the ground floor cloakroom which has a low flush WC and pedestal wash hand basin. The principal reception room is a spacious lounge located at the rear of the property, having a fitted gas fire, radiator and television aerial point. uPVC framed double glazed patio doors lead out onto the rear garden beyond.

The kitchen has a range of built-in base units to three sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. Included within the kitchen is a built-in electric oven with a separate gas hob unit in addition to plumbing for an automatic washing machine. The kitchen benefits further from a built-in under stairs storage cupboard and pantry cupboard which currently provides ample space for a freestanding fridge freezer unit. A uPVC framed double glazed side entrance door leads out onto the driveway beyond.

Located at the rear of the house is an extended dining room with radiator.

To the first floor are three spacious double bedrooms. Bedroom one is located at the rear of the house and forms part of the property's extension to include a built-in wardrobe and radiator.

Bedroom two has a range of built-in furniture comprising twin wardrobes with matching overhead storage units. Bedroom three also includes twin double fronted wardrobes. Bedrooms two and three benefit from uPVC framed double glazed casement windows and radiators.

The airing cupboard is positioned off the landing, and the internal accommodation is completed by a house bathroom which comprises a low flush WC, pedestal wash hand basin and wet room style shower area with full height tiled splashbacks.

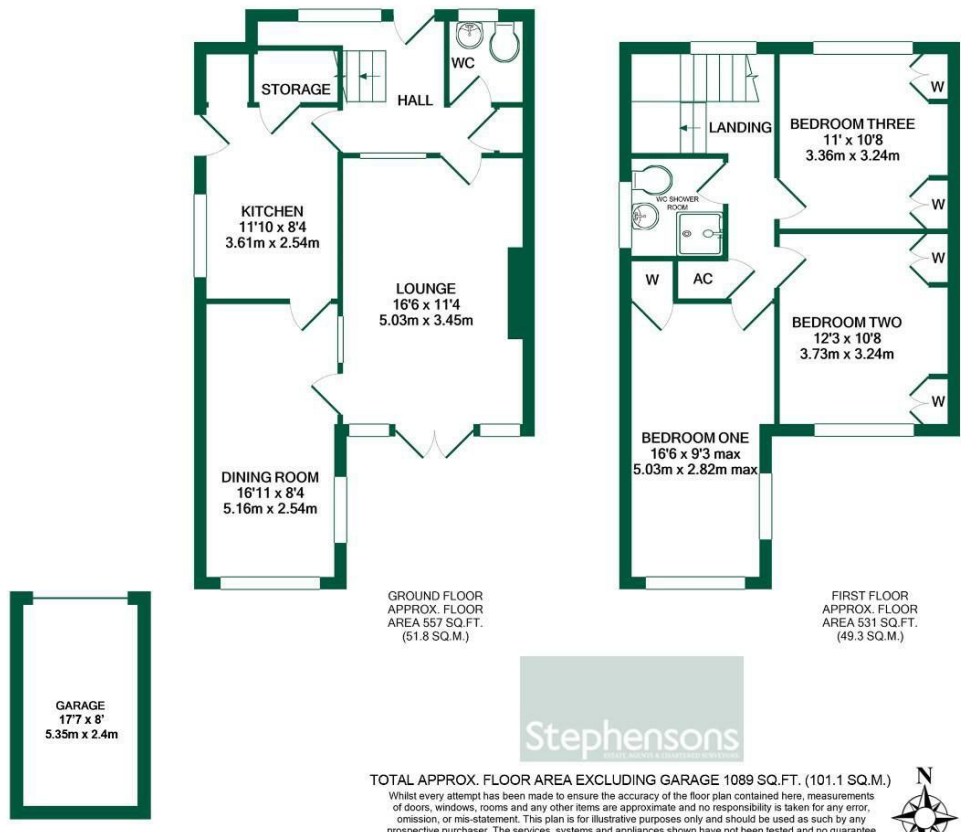
## To The Outside

The property is accessed directly off Park Way onto a flagged and gravelled front and side driveway which provides off-street parking for numerous motor vehicles. The driveway in turn gives access to the detached garage which is of brick construction with an up and over garage door.

The property's front garden is rectangular in nature having a circular lawn with surrounding herbaceous borders and screened frontage.

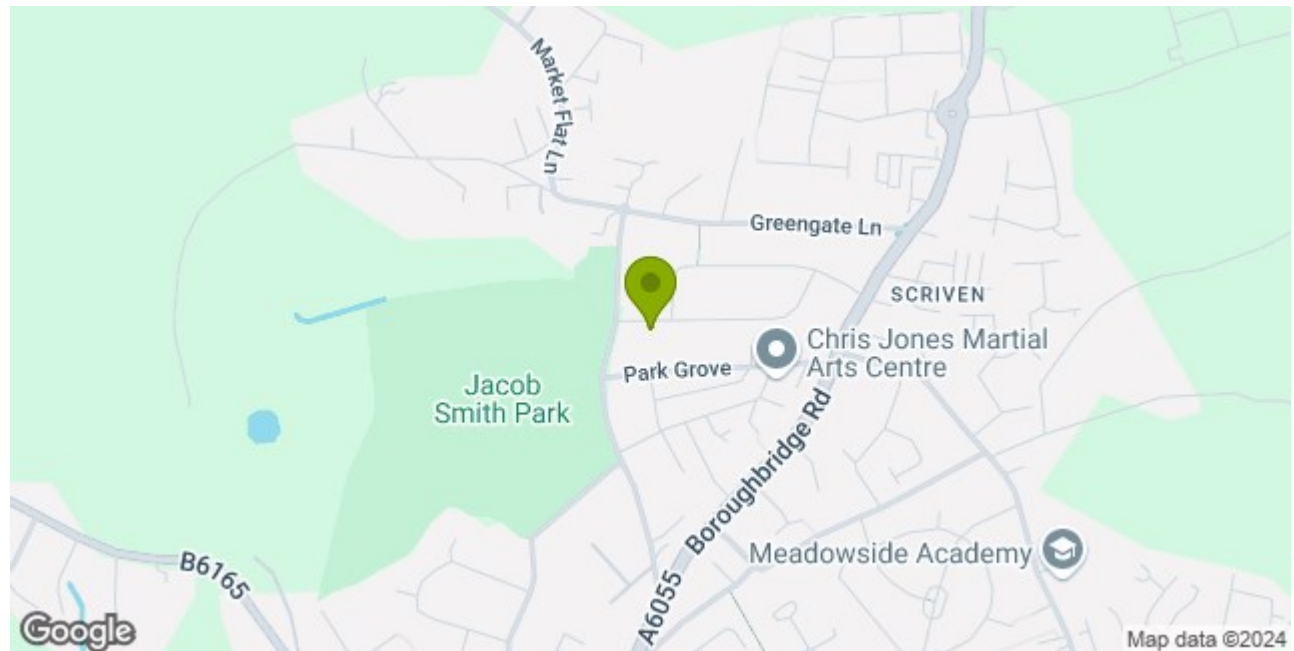
Directly to the rear of the property is a flagged patio providing ample space for freestanding garden furniture. The rear garden is laid to lawn with herbaceous borders and a front rockery. The garden is fully enclosed to all sides by fenced and walled boundaries with rear mature screening trees.

Crucially the property is being offered for sale with both vacant possession and no onward chain. An early inspection is strongly recommended.



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1089 SQ.FT. (101.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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